

## **BOARD OF ADJUSTMENT**

**MISSION:** To act on requests by citizens to interpret provisions of the zoning ordinance, variances to zoning ordinance standards and use permits for temporary uses or temporary events. All actions are taken at a public hearing. A decision of the board is final and may only be appealed to Superior Court.

**FORMATION AUTHORITY:** A.R.S. § 11-807.

**COMPOSITION:** A.R.S. § 11-807.A “There shall be one or more boards of adjustment composed of not less than three nor more than five members each, one of which shall be appointed in and shall have jurisdiction in each supervisorial district in which the zoning ordinance has been applied. The members of each board shall be appointed for staggered terms of four years each. They shall be residents and taxpayers of the district from which appointed.”

**DUTIES AND POWERS:** A.R.S. § 11-807: “B: The board of adjustment may: 1. Interpret the zoning ordinance when the meaning of any word, phrase or section is in doubt, when there is dispute between the appellant and enforcing officer, or when the location of a district boundary is in doubt. 2. Allow a variance from the terms of the ordinance when, owing to peculiar conditions, a strict interpretation would work an unnecessary hardship, if in granting such variance the general intent and purposes of the zoning ordinance will be preserved. C: Appeals to an adjustment board may be taken by any person who feels that there is error or doubt in the interpretation of the ordinance or that due to unusual circumstances attaching to his property an unnecessary hardship is being inflicted on him. The appeal shall state whether it is a plea for an interpretation or a variance and the grounds for the appeal. D: Any person aggrieved in any manner by an action of a board adjustment may within thirty days appeal to the superior court, and the matter shall be heard de novo as appeals from courts of justices of the peace.”

**MEETINGS:** The Board meets at 10 a.m. on the second Wednesday of each month, in the Board of Supervisors Auditorium, 205 W. Jefferson, Phoenix, Arizona.

**LIAISON:** Charles “Chip” Hart, Principal Planner, Planning and Zoning, (602) 506-7159.